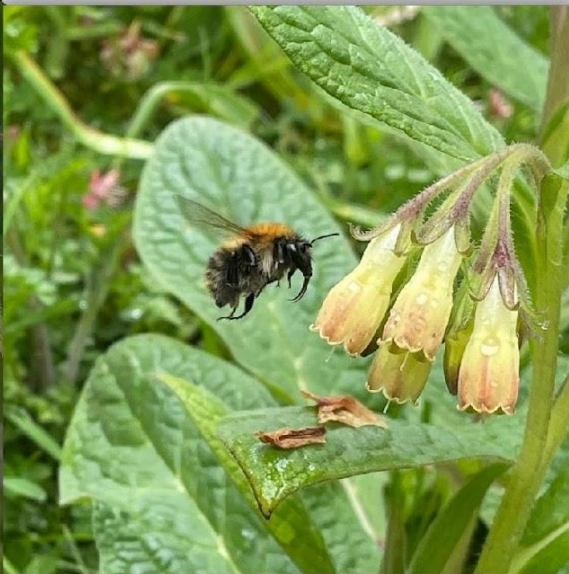




Nocturnal Emergence survey

Holly Lodge Farm, Sheepy Magna

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Disclaimer

This document has been prepared by Midnorth Ecology Ltd. for Mr Rhodri Davies (*hereafter referred to as the Client*), solely as a Nocturnal Emergence Survey Report. Midnorth Ecology Ltd. accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and follows all relevant legislation.

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Executive Summary

Midnorth Ecology Ltd were appointed to carry out a nocturnal survey of a structure at Holly Lodge Farm, Sheepy Magna, known hereafter as *the site*. The following points summarise the findings of this assessment.

- The structure was part of an existing barn with proposals to change the use of the structure from livery stables to commercial use.
- A previous PRA (Midnorth Ecology, April 2025) was conducted which found that the structure had features with potential for roosting bats. However, these features were considered to only hold low potential and no evidence of use by bats, past or present was found during the PRA.
- The structure was therefore categorised as having LOW potential to support roosting bats
- Therefore, one nocturnal bat survey was recommended as per the current guidelines.
- The nocturnal emergence survey was conducted in the peak activity period for bats however the survey concluded that no bats emerged from the structure during any time of the survey.
- The survey was led by William Parkinson BSc (Hons) who has 4 years commercial bat experience and was assisted by Robert Ford BSc (Hons) and Daniel Munn on 01/05/2025. The survey followed methodology as per the current guidelines (BCT, 2023; CIEEM, 2016 and Mitchell & McLeish, 2004).
- In line with current local and national planning policies, it is recommended that an artificial bat roost be installed in the trees adjacent to the development, to provide ecological enhancements to the site.
- Survey effort has been sufficient, and we can conclude that it is highly unlikely that any direct impacts to bats at site, local, regional, and/or national importance will be affected by the development plans. However, mitigation is provided to safeguard bats from indirect impacts such as light pollution.

1. Introduction

- 1.1 Midnorth Ecology was commissioned in April 2025 to undertake a nocturnal bat survey on an agricultural building located at the site. The information within this report is intended to inform whether further survey, mitigation or species derogation licence will be required before the works proceed.

Site Location and Surrounding Habitats

- 1.2 The site is located in the village of Sheepy Magna, which is approximately 9km west of Tamworth. The site is immediately bordered by residential and agricultural property. There are roads running through the village which are adjacent to the site.
- 1.3 The village itself is situated rurally and is surrounded by agricultural and natural habitats, such as networks of hedgerows, mature trees, wetlands, woodlands, and pasture fields.

Scope of Works

- 1.4 The scope of works involved assessing the entirety of the structure, inspecting for any emerging bats. Of which the methodology and results are described within this report. The aim of survey was to assess whether bats were using any feature within the structure to roost in. The results of which will be used to measure the potential ecological constraints at the site, to identify if further surveys or mitigation measures are required.
- 1.5 The following steps were taken;
- A desk study using publicly available resources.
 - A PRA of the structure (Midnorth Ecology Ltd, 2025).
 - One nocturnal survey of any features which have potential to support roosting bats (Midnorth Ecology, 2025).
- 1.6 Evidence gathered throughout this assessment will be appended to this report and will include the following, site plan, proposed development plan, photographs, previous survey data and details of relevant legislation and planning policy.

Project Proposals

1.7 The proposals for the site are for the existing 2 livery stables to be converted into 1 mixed commercial use area for storage. No internal or external alterations are proposed for the change of use.

Relevant Legislation

1.8 All bat species in the UK are protected by legislation, it is an offence to disturb, injure or kill a bat and/or disturb or destroy a resting place of a bat. If evidence is found that the structure had been used by bats either currently or historically, then a European Protected Species Mitigation Licence will need to be obtained before works can be started.

1.9 The following legislation applies to this assessment which will be further discussed in appendix 5;

- The Conservation of Habitats and Species Regulations 2017;
- Wildlife and Countryside Act 1981 (as amended);
- Natural Environment and Rural Communities Act 2006;
- Wild Mammals (Protection) Act 1996.

Planning Policy

1.10 Planning policies which are relevant to this site include the Sheepy Parish Neighbourhood Plan, particularly Policy S5 covered in Chapter 2 - Rural Character.

1.11 This chapter states that; Ecology and Biodiversity Development should have appropriate regard for the network of local ecological features and habitats which include:

- Sheepy Fields SSSI
- River Sence and its tributaries
- Manor Farm Meadows, Sheepy Parva
- Tinsel Lane Roadside Verge, Wellsborough
- Sheepy Magna Churchyard
- Marsh near Harris Bridge, River Sence

1.12 New development which impacts on existing ecological corridors and landscape features (such as watercourses, hedgerows and treelines) will be expected to maintain and extend them for reasons of biodiversity thus, wherever possible, demonstrating overall net-gain.

2. Methodology

Desk Study

2.1 A desk study was conducted using publicly available resources as shown in table 2.1 below.

Table 2.1 – desk study resources and reason

Resource	Reasoning
Google Earth	Google Earth was used to obtain aerial imagery of the site and to measure distances to surrounding ecological receptors.
Magic	MAGIC was used to locate statutory designated sites and other information regarding important sites such as Ramsar, Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area. As well as Locations of European Protected Species Licences.
OS mapping	OS mapping was used to distinguish any features such as woodlands, standing water, running water and surrounding landscape.

Site Survey

2.2 The survey was led by William Parkinson BSc (Hons) who has 4 years commercial bat experience and was assisted by Robert Ford BSc (Hons) and Daniel Munn on 01/05/2025. The survey followed methodology as per the current guidelines (BCT, 2023; CIEEM, 2016 and Mitchell & McLeish, 2004).

2.3 The survey was completed in the active period for bats and in suitable weather conditions. Bats are generally considered most active from April to September inclusive and in weather conditions such as temperatures above 10°C and with no heavy rain or strong wind.

2.4 Equipment used for the survey included handheld audio bat detectors such as echo meter touch 2 and recorded visually using infra-red or thermal night vision aids (NVAs). Each surveyor had a handheld audio detector and NVA throughout the survey. The surveyors were carefully positioned to allow all potential emergence points identified in the previous PRA to be covered during the survey.

2.5 Once the NVA was set up the surveyor would use the audio detector and naked eye to watch for emerging bats, only using the NVA for assistance when the lack of daylight starts to limit the view of any features. Whilst completing the survey, data will be recorded such as the presence or likely absence of a bat roost, bat species present and number of bats present.

2.6 NVA footage and echolocation calls were reviewed within 24 hours post survey. NVA footage was reviewed via a desktop or laptop rather than the NVA itself which often have limited screen size. Echolocation calls were uploaded to Kaleidoscope and calls were then analysed and updated on the survey form (if required).

Limitations

2.7 A local biological records data search was not requested in line with CIEEM guidance for small residential properties (CIEEM, 2016) and due to the scale of the works, however, information was gathered through publicly available sources.

2.8 There was some light precipitation during the start of the survey which stopped soon after. This caused a slight delay or disturbance with setting up the NVAs and to save missing important observations it was decided to leave the NVAs throughout the survey. However, it was feasible to keep one NVA continuing as it was under shelter.

2.9 Although every effort is made to position the surveyors in a location which provides opportunities for a clear, un-interrupted view for the NVA in some circumstances, it is unavoidable and external lighting for example can obstruct view.

3.Results

Desk Study

Designated sites

- 3.1 The site is not subject to statutory or non-statutory nature designations; however, the site is within the SSSI risk zone for 2 designated sites and there is 1 designated site within 2km of the site of which further details can be found below.

Table 3.1

Site	Designation	Distance and location	Reasoning
Sheepy Fields	SSSI	0.75km NE	<i>Sheepy Fields comprise two hay meadows developed on soils derived from post-glacial river terrace deposits. It contains some of the best remaining examples of neutral grassland in Leicestershire. It is representative of hay meadow plant communities developed on neutral soils in the East Midlands.</i>
Birches Barn Meadows	SSSI	4.5km W	<i>Birches Barn Meadows comprises two unimproved fields adjacent to the south bank of the River Anker. They have been managed as hay meadows since 1913. The meadows are on alluvium and overlie Keuper sandstone with ridge and furrow topography in part. Birches Barn Meadows are now the last remaining flood meadows in the Anker valley. The sward associated with the meadow foxtail-great burnet community characteristic of the site, is species-rich with a great diversity of herbs. Eighteen species of grass have been recorded. Two species of bird that breed in the meadows, the quail and curlew are restricted to few other localities in Warwickshire.</i>

Site Survey

Building description

- 3.2 The structure is a section of existing barn within the site which was previously used as a stable for livery. There are no alterations to the existing structure internally or externally proposed. The proposals may have negative impacts on bats if they are roosting within the structure due to increased lighting, human traffic and plant / vehicle movement.
- 3.3 The section of structure is constructed of steel framework and corrugated tin sheeting panels which make up the walls. The roof is pitched and again constructed of tin metal sheets which are mostly tightly joint. There are areas where the building is half built with concrete blocks which extend internally which appeared to separate stock.

Potential Roosting Features

- 3.4 There were features within the structure which offer potential to support roosting bats although this potential was limited to sub optimal features. Considering this the structure was considered to have low potential to support roosting bats.
- 3.5 Features recorded during the PRA included gaps between materials such as concrete cladding and steel framework which fluctuate in temperatures quite quickly and is therefore usually considered to not be suitable for bats, however, a survey was completed on a complimentary basis, whereby it was better to survey the features at least once.

Evidence Of Bat Use

- 3.6 There was a lack of evidence to suggest that bats had used this site for roosting past or present. There was no evidence of bat droppings or feeding remains throughout the PRA and pre-survey walk through.

Emergence Survey

- 3.7 The survey was led by William Parkinson BSc (Hons) who has 5 years commercial bat survey experience and was assisted by Robert Ford BSc (Hons) and Daniel Munn on 01/05/2025.
- 3.8 Several bats were recorded foraging throughout the survey, but no bats were seen to emerge from the building from any of the surveyors. A survey form was

completed by the three surveyors on the night of the emergence survey which recorded all bat activity throughout the survey times. As bats were still active the survey started fifteen minutes before sunset and finished two hours after sunset.

- 3.9 Three common bat species were recorded during the survey, namely, soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctula*). Of which the pipistrelle species showed socialising calls throughout the survey.
- 3.10 Although no emergence from the building was recorded from any of the surveyors it was evident that bats were using the area to commute and forage as foraging, commuting and socialising calls were recorded throughout the survey.
- 3.11 For full results please see appendix 4, which details key information on presence or likely absence of bats roosting, timing of activity, species present and activity levels.

4. Potential Impacts and Recommendations

Potential Impacts

- 4.1 Sufficient survey effort has been completed to satisfy the conclusion that bats are not currently using the building for roosting. It has therefore been ascertained that the building does not support roosting bats and hence direct impacts on bat species are not anticipated.
- 4.2 The change of use application proposes no alterations internally or externally to the building, however, measures should be taken to limit any indirect impacts such as vehicle movement/vehicle idling and the requirement for further external lighting should it be needed in the future. This should be documented within an ePWMS and contractors and the client made aware of the procedure if bats are found during works.
- 4.3 In the unlikely event that bats are found during the change of use, advice from a suitably qualified ecologist must be sought immediately. In this instance, further surveys may be required, and a European Species Mitigation Licence may need to be obtained before the change of use.

Recommendations

- 4.4 Considering the lack of evidence from both the PRA and the emergence survey it is highly unlikely that the structure will support roosting bats and further surveys are unlikely to yield additional data. Therefore, it is considered highly unlikely that the development proposals will have an adverse effect on the conservation status of bat populations within the locality or nationally.
- 4.5 In line with relevant local and national planning policies and to provide ecological enhancements for the site, it is recommended that one bat box such as a Schwegler 2FN be installed in the trees which are present adjacent to the site.
- 4.6 Enhancements and guidance on bat box installation will be provided within the ePWMS in addition to the above precautionary measures.

5. References

British Standards Institution (2013). *Biodiversity. Code of practice for planning and development: 42020*. BSI, London.

Bat Conservation Trust and Institution of Lighting Professionals (2023) Guidance Note 08/23 Bats and Artificial Lighting at night.

CIEEM (2016) Guidelines for Accessing and Using Biodiversity Data

Collins, J (ed) (2023), Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

DCLG (2023). *National Planning Policy Framework*. Department of Communities and Local Government, London.

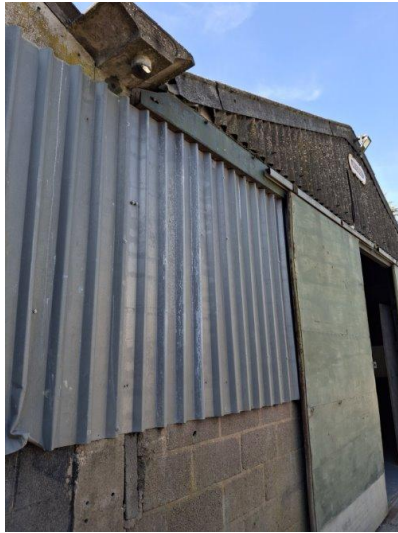
MAGIC (2015). *Multi-Agency Geographic Information for the Countryside*. [On-line]. Available from www.magic.gov.uk [Accessed: 16/05/2025].

Mitchell-Jones, A.J. & McLeish, A.P. (2004) *The Bat Workers' Manual* 3rd Edition. Joint Nature Conservation Committee, Peterborough.

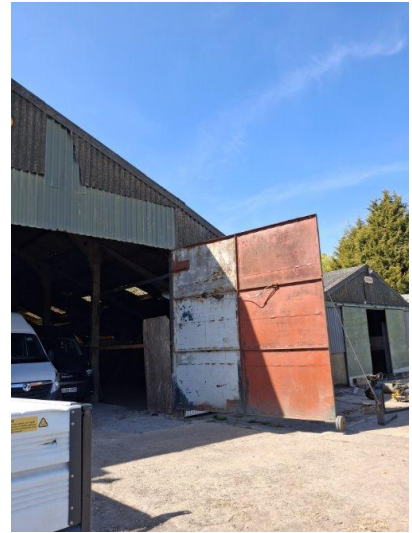
Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

6. Photographs

Photograph 1
– Front view
of the site.



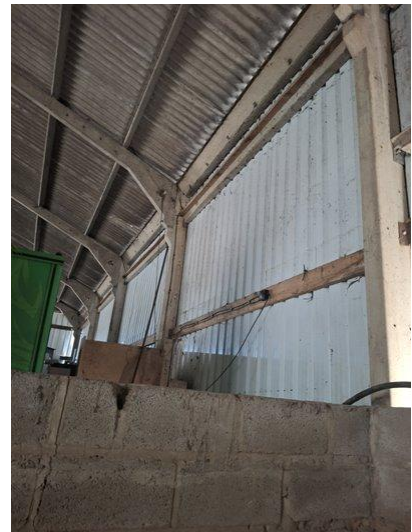
Photograph 2 – Front
view of the
site.



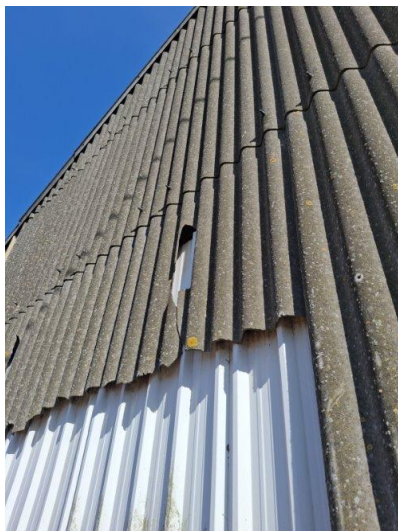
Photograph 3
– Internal view
of the site



Photograph 4 – Internal
view of the
site.



Photograph 5
– External
make-up of
the wall.



Photograph 6 – External
make-up of
the wall.



Appendix 1 – Site location

MNE_3476_Holly Lodge Farm_PRA_Red Line Boundary



25 0 25 50 75 100 m



Legend

 MNE_3476_RLB

Author: Ashley Martin
MSc ACIEEM

Date 15/04/2025

Description: Section of the structure to have change of use planning application applied. No internal or external alterations are being proposed.

Appendix 2 – Work Proposals (third party)



Appendix 3 – Surveyor locations

MNE_3476.1_Nocturnal Bat Survey_01/05/2025_Surveyor Locations



Legend

- Daniel Munn
- Robert Ford
- William Parkinson

Author: Ashley
Martin MSc ACIEEM

Date: 16/05/2025

Description:
Nocturnal
emergence survey
for bats. Surveyor
locations.



0 10 20 30 40 50 m

A scale bar with alternating black and white segments, representing distances from 0 to 50 meters.

Appendix 4 - Nocturnal Survey Results

William Parkinson

Survey Details	
Surveyor:	William Parkinson
Date:	01/05/2025
Project:	Rhod's Farm
Building ID:	PA 1
Equipment Reference:	EM 2
Start/end time:	20:17-22:32
Surveyor- W3W	brighter.purifier.batches



Weather	
General:	Intermittent rain at start of survey
Temp Start/End:	19-15
Rain:	40%
Wind:	2
Cloud:	8
Sunset/Sunrise Time:	20:32

Species- (CP= Common Pipistrelle, SP= Soprano Pipistrelle, LE= Long Eared, N= Noctule, S= Serotine, M= Myotis, U= Unknown)						
Activity Type- (E= Emergence, R= Return to Roost, C= Commuting, F= Foraging, S= Socialising)						
Time	Species	Number of Bats	Seen/not seen (S/NS)	Activity Type	Direction of flight	Notes
21:03-21:15	Cpip	1	S	F	E-W	Multiple Cpip passes from E-W looked to be foraging in nearby tree line.
21:15	Cpip	2	S	F	E-W	A second Cpip was seen foraging along the tree line heading from E-W. Second bat was only visible for a few minutes.
22:12	Cpip	1	N/S	S	U	Cpip social calls detected. Bat was N/S
21:03-22:32	Cpip	1	S	F	E-W	Consistent foraging from a C pip in nearby tree line for much of the survey. Bat was seen multiple times from E-W and W-E. No emergence was observed throughout.

Daniel Munn

Survey Details	
Surveyor:	Dan
Date:	01/05/2025
Project:	Holly lodge Farm
Building ID:	PA 1
Equipment Reference:	EM 2
Start/end time:	20:17-22:32
Surveyor- W3W	Warns.Closes.browsers



Weather	
General:	Intermittent rain at start
Temp Start/End:	19-15
Rain:	40%
Wind:	2
Cloud:	8
Sunset/Sunrise Time:	20:32

Species- (CP= Common Pipistrelle, SP= Soprano Pipistrelle, LE= Long Eared, N= Noctule, S= Serotine, M= Myotis, U= Unknown)						
Activity Type- (E= Emergence, R= Return to Roost, C= Commuting, F= Foraging, S= Socialising)						
Time	Species	Number of Bats	Seen/not seen (S/NS)	Activity Type	Direction of flight	Notes
21:02-22:32	Cpip	1	NS	F		Recorded throughout the survey
21:05	Cpip	2	S	C	E-W	Commuting from bottom driveway towards house
21:09	Cpip	1	S	C	S-N	Across front of barn
21:09	Cpip	4	S	F	E-W	Foraging along hedgerows
21:31	N	1	NS	F	N/A	N/A
21:37	C pip	1	NS		N/A	Social calls recorded
21:53	Sp	1	NS	F	N/A	N/A
22:07	Cpip	2	NS	S	N/A	Social calls recorded

Robert Ford

Survey Details	
Surveyor:	Robert Ford
Date:	01/05/2025
Project:	Holly Lodge Farm
Building ID:	PA 1
Equipment Reference:	EM 2
Start/end time:	20:17-22:32
Surveyor- W3W	handyman.presented.preoccupied



Weather	
General:	Intermittent rain
Temp Start/End:	19-15
Rain:	40%
Wind:	2
Cloud:	8
Sunset/Sunrise Time:	20:32

Species- (CP= Common Pipistrelle, SP= Soprano Pipistrelle, LE= Long Eared, N= Noctule, S= Serotine, M= Myotis, U= Unknown)						
Activity Type- (E= Emergence, R= Return to Roost, C= Commuting, F= Foraging, S= Socialising)						
Time	Species	Number of Bats	Seen/not seen (S/NS)	Activity Type	Direction of flight	Notes
20:36-20:50	SP	1	S	F	N-S	Foraging
20:43	N	1	S	F	N-S	Short burst of foraging in the trees around the barn then left south
20:50	Cpip	1	NS	c	S-N	Fast moving through
20:58-22:32	Cpip	1	S	F	N-S	Constant foraging throughout the survey. Foraging along the trees and along the road between the buildings
21:01	SP	1	NS	N/A	N/A	Brief pass
21:12	Cpip	2	S	S	S-N	2 cpip interacting with each other
21:27:00-22:09	Cpip	1	NS	N/A	N/A	Social calls
21:54	N	1	NS	N/A	N/A	Brief pass
22:09	N	1	NS	N/A	N/A	Brief pass

Appendix 6 – NVA view

William Parkinson



Appendix 7 - Relevant legislation and Planning Policy

Important notice: The following information is only to be used as a guide and should not be used as a reference as a statement of legislation. The information is provided to give guidance on the legislation in the UK only and may not be applicable to certain areas outside of UK.

Bats

In the UK bats are fully protected by a number of laws and regulations which are defined in the following key legislative acts and regulations;

The Conservation of Species and Habitats Regulations 2017, protects all bat species in the UK as European protected species.

The Wildlife and Countryside Act 1981, protects all bat species and their roosts in the UK.

The Countryside and Rights of Way Act 2000, amends parts of the Wildlife and Countryside Act 1981 for England and Wales.

Nature Conservation Act 2004, amends parts of the Wildlife and Countryside Act 1981 for Scotland.

In the UK it is illegal to;

- *deliberately capture, injure or kill bats*
- *damage or destroy a breeding or resting place*
- *obstruct access to their resting or sheltering places*
- *possess, sell, control or transport live or dead bats, or parts of them*
- *intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection*

Nesting birds

In the UK birds are fully protected by 2 main laws and regulations which are defined in the following key legislative acts and regulations;

In the UK it is illegal to;

- *intentionally kill, injure or take wild birds*

- *intentionally take, damage or destroy a wild bird's nest while it's being used or built*
- *intentionally take or destroy a wild bird's egg*
- *possess, control or transport live or dead wild birds, or parts of them, or their eggs*
- *sell wild birds or put them on display for sale*
- *use prohibited methods to kill or take wild birds*

Some birds which have seen dramatic declines also have extra protection under Schedule 1 which makes it illegal to;

- *disturb them while they're nesting, building a nest, in or near a nest that contains their young*
- *disturb their dependent young*

Therefore, ecological surveys may be required to ascertain further information on what species are present on site and to provide data to give population estimates.

Ecological surveys can only be conducted in the target species optimal active periods, which vary between species and methodologies used.

If protected species are found throughout the survey's mitigation strategies and a licence from the statutory nature conservation body such as NE may be required.

National Planning Policy

The National Planning Policy Framework (Department of Communities and Local Government, 2021) requires Local Planning Authorities (LPAs) to minimise impacts to biodiversity and to provide net gains and enhancements for biodiversity when considering planning decisions.

